

January 29, 2025

Rachid Rabbaa
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: *Fine Point ISP – Infrastructure Site Plan (Neighborhood Plan)*
Application Number: DA-1964-06
Case Numbers: 2024-6049-00

Dear Mr. Rabbaa,

Thank you for the comments on January 13, 2025, for the above-mentioned project. To address your comments concisely and simplify your review of the Infrastructure Site Plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: INFRASTRUCTURE SITE PLAN COMMENTS

PLANNING DEPARTMENT

Rachid Rabbaa / 303-739-7541 / rrabbaa@auroragov.org

Thank you for your initial submission, which we started to review on December 18, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission. on or before January 28, 2025. Please pay the invoice amount of \$31,832.11 prior to resubmitting.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

- *Response: Acknowledged.*

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please pay the invoice amount of \$31,832.11 upon submitting your second submittal.
 - *Response: Invoice will be paid upon submitting the second submittal.*

- Please see comments from Planning regarding updating Site Plan (Neighborhood Plan) cover sheet (Item 2)
 - *Response: Planning comments have been addressed.*
- Please remove the landscape plan sheets with the next submittal (Item 3)
 - *Response: The landscape plan sheets have been removed.*
- See the comments from Civil Engineering regarding roadway classification labeling. (TYP.) (2.06.1.03 of the 2023 COA Roadway Manual) Dimension the ROW width (Item 4).
 - *Response: Civil Engineering comments have been addressed.*
- Drainage comments will be sent to you via email by public works when the PDR review is complete. Please do not resubmit the neighborhood plan until you have received and reviewed the PDR comments.
 - *Response: Drainage comments have been received and addressed.*
- Neighborhood Plan comment includes needing to add roadway classification to cross-sections (Item 5)
 - *Response: Roadway classification has been added to cross-sections.*
- See comments from Life Safety regarding looped water supply (Item 6)
 - *Response: Life Safety comments have been addressed.*
- Advisory: Aurora Water - There is an outstanding connection fee of roughly \$17,321.50 for the Fine Point Parking user. This must be paid prior to any new service connections in the Fine Point Business Park development (Item 7)
 - *Response: Acknowledged.*
- See comments from Land Development Services about easement dedications (Item 8)
 - *Response: Land Development Services comments have been addressed.*
- See outside agency comments from Xcel Energy.
 - *Response: Outside agency comments from Xcel Energy have been addressed.*

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
 - *Response: Acknowledged.*
- 1B. Comments were received from an outside referral agency (Xcel Energy). (Please see the attached pdf at the end of this letter)

- *Response: Acknowledged. The attached pdf will be reviewed to ensure that everything is addressed.*

2. Completeness and Clarity of the Application

2A. The development application review fee balance of \$31,832.11 is outstanding and must be paid prior to making the second submission.

- *Response: Acknowledged, fee will be paid prior to resubmittal.*

2B. Please provide a signed Avigation Easement in the resubmittal.

- *Response: Based on discussions with staff, an Avigation Easement is not required with the Neighborhood Plan. Avigation Easements already exist for Phase 1 and Building 6. Subsequent Avigation Easements will be submitted as part of future site plans.*

2C. Missing proof of ownership and statement of authority. Please provide it with your resubmittal.

- *Response: Proof of ownership and statement of authority have been provided.*

2D. Please delete the landscape pages - see landscaping notes to follow for specifics.

- *Response: The landscape pages have been removed.*

2E. Please provide a single "overall" landscape sheet.

- *Response: Per email correspondence with Kelly Bish, all landscape sheets are to be removed.*

Cover Page

2F. Please provide signature block for a Site Plan - The one you have now is for Civil Plan.

- *Response: A Site Plan signature block has been provided and the Civil Plan signature block has been removed.*

2G. Please include reference and case number on the plan - (Case Number # 2024-6049-00)

- *Response: The reference and the above case number have been provided on the plan.*

Key Map

2H. Please show the perimeter conditions, including streets and accesses and drainage corridors, of abutting projects across the street.

- *Response: Requested information has been shown on the Overall Key Map.*

2I. Please show pedestrian connections.

- *Response: Pedestrian connections are now shown with all existing and proposed accessible ramps labeled.*

2J. Please correct the key map on each page to show the lot layout for the entire development.

- *Response: The key map has been corrected to show the lot layout for the entire development.*

Plan Set Pages

2K. Please provide the location and dimensions of all proposed streets and alley right of way.

- *Response: Locations and dimensions of all proposed streets and alley right of way have been provided.*

2L. Please add lotting with lot by lot sheets including adjacent streets. Include lot dimensions, boundaries and lot block numbers.

- *Response: Based on discussions with Rachid Rabba, an Overall Lot Map has been provided to show boundaries and numbering of lots.*

2M. On each sheet please refer to the existing/matching Site Plan application number. For example, DA-1964-03 (Fine Parking Master Plan Amendment), DA-1964-04 (Fine Point Business Park Phase 1 Site Plan and Plat), and DA-1964-05 (Fine Parking Site Plan and Plat).

- *Response: Existing Site Plan application numbers have been added to the sheets, corresponding to the matching sites.*

2N. The private drive cross-section from E 58th Avenue to E 56th Avenue requires curbside landscape and sidewalks for both sides. Please update the cross section. (Sheet 15)

- *Response: Curbside landscaping and sidewalks have been added to both sides of the Private Drive. The cross section has been updated as applicable.*

2O. There appears to be a drainage conflict based on the interim ponds you are showing, and the existing Site Plan access for the Site Plan (CN 2023-6039-00) in progress north of 58th Avenue. Address this potential conflict in your resubmittal.

- *Response: These interim ponds are to be removed prior to the construction of the project north of E. 58th Avenue (CN 2023-6039-00).*

Conformance Letters

2P. Please provide a Land Dedications Conformance Letter stating conformance with requirements identified in the approval Master Plan is required.

- *Response: A Land Dedications Conformance Letter has been provided.*

2Q. Please provide a Landscape Conformance Letter which states that when site plans come in or that are in for vertical development that curbside landscaping will be provided for the adjacent street(s). And that permanent detention pond landscaping will be installed at the time of construction. And that landscape plans for the pond(s) shall be included with the Final Plat.

- *Response: A Landscape Conformance Letter has been provided.*

Drainage Information

2R. Drainage comments will be sent to you via email by Aurora Water when the PDR review is complete.

- *Response: Acknowledged. Comments have been received and addressed.*

2S. Advise: Please do not resubmit the Neighborhood Plan set until you have received and reviewed the PDR comments.

- *Response: Acknowledged. Comments have been received and addressed.*

3. Landscaping Issues

Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal

3A. Please remove the landscape plan sheets with the next submittal. Landscaping for the streets will be provided when the adjoining lots/pad sites development and vertical development is being proposed. Four full spectrum detention ponds are included and labeled as interim in this plan set. If any of the ponds are determined to be permanent, a conformance letter shall be provided indicating that the landscaping will be installed at time of construction. Landscape plans for the pond(s) shall be included with the plat as the detention ponds will need to be shown as separate tracts and the right-of-way for the streets will need to be dedicated.

■ *Response: All landscape plan sheets have been removed.*

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering

Jonathan Phan / 303-326-8273/ jphan@auroragov.org / Comments in green

4A. Sheet 1: Remove approval block as this is for the civil plans

■ *Response: The approval block has been removed.*

4B. Sheet 5: Label the roadway classification. (TYP.)(2.06.1.03 of the 2023 COA Roadway Manual)

■ *Response: Roadway classifications have been added to the typical sections.*

4C. Dimension the ROW width (TYP.)

■ *Response: The ROW widths have been dimensioned.*

4D. Dimension the curbside landscaping (TYP.)

■ *Response: The landscape widths has been dimensioned.*

4E. Label the purposed and existing curb return radii. For a collector min radius is 20 and 25 for an arterial (4.04.5.02 of the 2023 COA Roadway Manual) (TYP.)

■ *Response: The proposed and existing curb return radii have been labeled and ensured to be meeting minimum radii.*

4F. Please show the conceptual location for the public street lights. Please don't provide any public street light information as that will be needed in the civil plans

■ *Response: Conceptual locations for street light have been provided.*

4G. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

■ *Response: The note has been added to the plan sheets.*

4H. Public streets shall have public streetlights in conformance with COA standards.

■ *Response: Acknowledged. The conceptual locations have been added along with the requested note.*

- 4I. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
- Roadway Classification (typical section name)
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations
- *Response: The requested information has been added for each street cross section.*

- 4J. Sheet 12: Identify the roadway classification on the typical section (TYP.)
- *Response: Roadway classifications have been added on the typical sections.*

- 4K. The typical sections shall indicate type of roadway(s); profile grade design point (centerline, flow line, top of curb, lip of gutter, etc.); roadway width, street name, R.O.W.; type of curb, roadway edge drain, gutter, fire hydrant location, and walk; pavement cross slope, etc. (TYP.)(2.06.1.15 of the 2023 COA Roadway Manual)
- *Response: Acknowledged. The typical sections have been updated to include all the required information.*

5. Traffic Engineering

Dean Kaiser / 303-739-1718 / djkaiseer@auroragov.org / Comments in amber

- 5A. Traffic Conformance Letter minor comment regarding updated Bldg 6 square footage (see Table 1).

■ *Response: Thank you for your comments. Kimley-Horn's responses to the comments are provided in blue text boxes throughout the report. The square footage has been confirmed to be 192,389 square feet for building 6.*

- 5B. Need confirmation on SF size and total for this conformance letter.

■ *Response: The square footage has been confirmed and updated in the letter.*

- 5C. Neighborhood Plan comment includes needing to add roadway classification to cross-sections.

■ *Response: This has been addressed.*

6. Fire / Life Safety

Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue

- 6A. SHOW THE LOOPED WATER SUPPLY THROUGH THE PROPOSED SITE. The Utility Letter references the looped water main in PA-1B East, PA-1B West, PA-2A, PA-2B, and PA-3.

■ *Response: The improvements associated with this plan are limited to the water main extensions within the public roadways. Proposed water mains connect to existing water mains within Powhaton Road, 58th Avenue and Jackson Gap Way, which are looped systems. As each private lot is developed, looped water mains will be provided onsite. A note has been added to the plans to reflect this.*

- 6B. SHOW ON ALL SITE AND UTILITY PLANS ALONG WITH PROPOSED FIRE HYDRANTS.

- *Response: All proposed utilities associated with public roadway improvements are shown on the plans. Existing and proposed hydrants are labeled.*

7. Aurora Water

Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red

7A. Advisory: There is an outstanding connection fee of roughly \$17,321.50 for the Fine Point Parking user. This must be paid prior to any new service connections in the Fine Point Business Park development. Please contact Jason Fowler for more information on this and how to pay it. jfowler@auroragov.org 303-739-7393.

- *Response: Acknowledged, fee will be paid prior to any new service connection.*

7B. Remove all size information from the Neighborhood plan. Sizing will be determined during the civil plan process.

- *Response: The size information has been removed from the Neighborhood Plan and will be provided on the Civil Plans.*

7C. Access is required to all manholes.

- *Response: Access will be provided with a proposed sanitary sewer easement.*

7D. Show easement. Easement dedication will be handled during plat or civil plan processes.

- *Response: The easement is shown. Dedication of easements to happen during Civil Plan process.*

7E. Advisory: MUS called this out as 15-inch. Per above comment remove all size information. This will be handled during the civil plan review.

- *Response: Pipe sizes have been updated to 15" per MUS. Sizes are no longer provided with the Neighborhood Plans.*

7F. Advisory: Ensure that this sanitary sewer will have appropriate cover even in this interim stage. The profile for this will be reviewed during civil plan review.

- *Response: Understood, thank you. Necessary clearance will be provided for pipe beneath the drainage swale and shown during the civil plan review.*

7G. Waterline cannot dead end. If the 56th avenue main is not installed before this site then it must install the main to have a looped water supply for private service and hydrant coverage.

- *Response: This watermain is no longer proposed. Please see revised plans for updates.*

7H. Existing water is a 16-inch. Please coordinate with the Aeros development as they are also working on an extension near this location, RSN 1810650. The extension of this main is to be a 16-inch.

- *Response: Kimley-Horn will coordinate with Aeros to solidify waterline buildout and connection. The waterline will match the existing 16-inch size.*

7I. Blow offs should be at the end of the line instead of a plug.

- *Response: Based on the proposed water main extension associated with RSN 1810650, a blowoff is no longer required.*

7J. Waterlines are a minimum of 8-inch in diameter.

- *Response: This waterline is no longer proposed. See revised plans.*

7K. Advisory: Utility design information has not been reviewed as this is a neighborhood plan. Items such as slope, clearance, dimension, sizing, etc. will be reviewed with the civil plans.

- *Response: Acknowledged, information has been removed from the labels.*

8. Land Development Services

Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta

8A. No comments.

- *Response: Acknowledged.*

9. Easements

Gray Grace / 303-739-7277 / ggray@auroragov.org / Comments in magenta

9A. ALL DEPARTMENTS REQUIRING A LICENSE, EASEMENT DEDICATIONS OR RELEASES NEED TO BE STARTED. EASEMENT DEDICATIONS TO BE SUBMITTED TO DEDICATIONPROPERTY@AURORAGOV.ORG , RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG

- *Response: Acknowledged.*

10. City Forester

Becky Lamphear/ 303-739-7177 / rlamphea@auroragov.org / Comments in purple

10A. Approved. No comments.

- *Response: Acknowledged.*

11. PROS

Adison Petti / 303-739-7437 / apetti@auroragov.org / Comments in mauve

11A. No comments.

- *Response: Acknowledged.*

12. Xcel Energy

Donna George/ 303-571-3306 / Donna.L.George@xcelenergy.com / Comments in mauve

12A. See attached comments.

- *Response: Attached comments have been reviewed and will be addressed during Site Plan and Civil Plan reviews.*

We appreciate your review and approval of the site plan. Please contact me at 303-974-3625 or Brad.Cooney@Kimley-Horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Brad Cooney', with a stylized flourish extending from the bottom right.

Brad Cooney, PE

Project Manager